

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

JANUARY 30, 2006

MEMBERS PRESENT: Emery Zahner, Bob Hoffman and Alternates James Prichard and Carol Strom

MEMBERS ABSENT: Cliff Aucter, Geri Kupecky, Lori Spielman, Arlo Hoffman and Alternate Joe Wehr

STAFF PRESENT: Robert A. Phillips, Town Planner and Kristin Michaud, Recording Secretary

I. CALL TO ORDER:

Chairman Zahner called the Planning & Zoning Commission (PZC) meeting to order at 7:06 PM at the Ellington Town Hall Annex Meeting Room, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS:

THE COMMISSION WENT OUT OF AGENDA ORDER.

2. #S200514 – Janet Hall for a 3 lot subdivision on property located at 110 Pinnacle Road, APN 075-018-0000 in an AA Zone.

TIME: 7:07

SEATED: E. Zahner, C. Strom, J. Prichard, B. Hoffman

Robert Hellstrom, Surveyor, came forward and handed out a revised plan to the commission. He reviewed the changes and application with the commission. Three acres of land will be granted to the Town as Open Space.

Chairman Zahner read Buck & Buck's letter dated 1/27/06.

MOVED (STROM), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #S200514 – JANET HALL.

MOVED (B. HOFFMAN), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO APPROVE #S200514 – JANET HALL.

THE COMMISSION RETURNED TO ORIGINAL AGENDA ORDER.

1. #S200511 – REM Motor Rental for a 2 lot subdivision on property located on West Road, APN 046-001-0000 in a PC & RA Zone.

TIME: 7:14

SEATED: E. Zahner, C. Strom, J. Prichard, B. Hoffman

Attorney Len Jacobs and Ken Peterson came forward to review the plan and submitted an appraisal. Attorney Jacobs proposed fee-in-lieu of open space to address the open space requirement.

Chairman Zahner read Buck & Buck's letter dated 12/19/05.

MOVED (STROM), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #S200511 – REM MOTOR RENTAL.

MOVED (B. HOFFMAN), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS #S200511 – REM MOTOR RENTAL.

CONDITIONS: ASSESSOR PARCEL NUMBERS AND STREET NUMBERS ARE REQUESTED ON PLAN BEFORE THEY ARE FILED ON THE LAND RECORDS. APPLICANT MUST COORDINATE WITH TOWN ASSESSOR AND BUILDING OFFICIAL TO ENSURE THE CORRECT INFORMATION IS INCLUDED. SURVEYOR SHOULD NOTE ON THE PLAN THAT THE TOPOGRAPHY IS IN A CONSTANT STATE OF CHANGE.

3. #Z200542 – Landmark Surveys, LLC for a zone change to C Zone on property located at 298 Somers Road, APN 083-002-0000 in an RA Zone. (Continued from the 12/19/05 meeting)

TIME: 7:25

SEATED: E. Zahner, C. Strom, J. Prichard, B. Hoffman

The commission discussed the zone change with the applicant. The commission agreed that only changing the zone on that parcel may constitute spot zoning. They requested that the applicant grant a continuance so that the commission could submit a comprehensive zone change along Rout 83/Somers Road. Mr. Ballasey agreed to continue the hearing.

MOVED (B. HOFFMAN), SECONDED (STROM) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING FOR #Z200542 TO THE FEBRUARY 27, 2005 REGULAR MEETING – LANDMARK SURVEYS, LLC.

4. #Z200543 – CD Builders, Inc. for modification of site plan and special permit for a change of use from repair garage to convenience store and associated improvements on property located at 83 West Road, APN 028-056-0000 in a C Zone.

TIME: 7:30

SEATED: E. Zahner, C. Strom, J. Prichard, B. Hoffman

Russ Johnston, Meehan & Goodin, came forward to review the application. He explained that there will be internal changes along with cosmetic changes.

Robert Dawson, reviewed the building layout and how it would look. He explained that there is existing lighting and signage and there are no changes as of yet. If there were a change they would have to go back to the Planning & Zoning Commission to review changes.

Ben Moser, 77 West Road, spoke in favor of this change.

MOVED (B. HOFFMAN), SECONDED (STROM) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #Z200543 – CD BUILDERS, INC.

MOVED (B. HOFFMAN), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO APPROVE #Z200543 – CD BUILDERS, INC.

5. #Z200544 – Syn-Mar Products, Inc. for site plan approval and a special permit to construct an industrial building and associated improvements on property located on Nutmeg Drive, APN 017-022-0007 in an I Zone.

TIME: 7:40

SEATED: E. Zahner, C. Strom, J. Prichard, B. Hoffman

Jay Ussery, J.R. Russo & Associates, came forward to explain the proposal. Mr. Ussery noted that access cannot be gained from Nutmeg Drive, so they will use the driveway from Gerber's Construction. He reviewed a detailed plan of the development and explained that it would be done in two phases. In phase I the building will be built and during phase II they will be adding more loading docks and doors. There will be two basins for storm water management. Mr. Ussery reviewed the topography as well.

Chairman Zahner read Buck & Buck's letter dated 1/27/06.

MOVED (PRICHARD), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #Z200544 – SYN-MAR PRODUCTS, INC.

MOVED (B. HOFFMAN), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION #Z200544 – SYN-MAR PRODUCTS, INC.

CONDITION: ALL PLANS MUST CONTAIN NOTATION FOR EROSION AND SEDIMENT CONTROL TO BE ERECTED PRIOR TO CONSTRUCTION. APPLICANT MUST COMPLY WITH THE TOWN ENGINEER'S LETTER DATED 1-27-06.

6. #S200515 – Landmark Surveys, LLC for a 4 lot subdivision on property located on Webster Road, APN 126-002-0000 in a RA Zone.

TIME: 7:55

SEATED: E. Zahner, C. Strom, J. Prichard, B. Hoffman

Rachel Dearborn, Landmark Surveys, LLC, came forward to review the application. There is 30 acres and only 4 lots. There will be an 18' wide common drive on the property. She also stated that they will be doing 10% fee-in-lieu instead of open space.

The commission stated that there should be shared agreements between lots for a common drive.

MOVED (B. HOFFMAN), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE FEBRUARY 27, 2006 MEETING – FOR #S200515 LANDMARK SURVEYS, LLC.

7. #Z200601 – Silver Brook Farm, LLC for special permit modification to change 1,500 square feet of retail space to warehouse space on property located at 160 West Road, APN 046-003-0001 in PC and RA Zones

TIME: 8:05

SEATED: E. Zahner, C. Strom, J. Prichard, B. Hoffman

MOVED (PRICHARD), SECONDED (STROM) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #Z200601 – SILVER BROOK FARM, LLC.

MOVED (PRICHARD), SECONDED (STROM) AND PASSED UNANIMOUSLY TO APPROVE #ZS200601 – SILVER BROOK FARM, LLC.

VI. UNFINISHED BUSINESS:

THE COMMISSION RECESSED AT 8:25.

THE COMMISSION RESUMED THE MEETING AT 8:30.

8. #S200509 – Brook Crossing Developers, LLC for a 9 lot subdivision on property located at the Extension of Brook Crossing, APN 119-004-0000 in an RA Zone.

MOVED (B. HOFFMAN), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO ACCEPT AN EXTENSION AND CONTINUE TO A SPECIAL MEETING FEBRUARY 15, 2006 #S200509 – BROOK CROSSING DEVELOPERS, LLC.

VI. NEW BUSINESS:

1. Discussion with Rudolph Luginbuhl regarding Zone Change at 35 West Road from C/A to C.

NO MOTIONS OR DECISIONS MADE.

2. Discussion regarding zone change along Private Grounds Road from C to LR.

NO MOTIONS OR DECISIONS MADE.

3. Request for a 90-day extension to file subdivision mylars for the Angel Trace Subdivision #S200503.

MOVED (STROM), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO GRANT A 90-DAY EXTENSION TO FILE SUBDIVISION MYLARS FOR THE ANGEL TRACE SUBDIVISION #S200503.

4. Request for a 90-day extension to file subdivision mylars for the Gotta Go, LLC Subdivision #S200508.

MOVED (PRICHARD), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO GRANT A 90-DAY EXTENSION TO FILE SUBDIVISION MYLARS FOR THE GOTTA GO, LLC SUBDIVISION #S200508.

5. #Z200604—Big Y Foods, Inc. for an amendment to the Ellington Zoning Regulations, Section 7.7b(5) Attached Signs Permitted in the C, PC, I and IP Zones. (RECEIPT ONLY)

BY CONSENSUS THE COMMISSION RECEIVED #Z200604

6. Appointments to CRCOG Regional Planning Commission.

TABLED TO THE FEBRUARY 27, 2006 MEETING.

BY CONSENSUS, THE COMMISSION ADDED TO THE AGENDA AND RECEIVED #Z200605 – NATASHA GRISHTAEV (FOR AN ACCESSORY APARTMENT LOCATED AT 9 MAJUS CIRCLE), #Z200607 – LANDMARK SURVEYS (FOR SITE PLAN APPROVAL FOR A 50'X70' ADDITION ON PROPERTY LOCATED AT 408 SOMERS ROAD) AND #Z200606 - ROBERT EVARISTO (FOR SITE PLAN APPROVAL FOR PARKING AND SIGNAGE ON PROPERTY LOCATED AT 304 SOMERS ROAD).

VII. ADMINISTRATIVE BUSINESS:

1. Set the effective date for the zone change from PC & RA to RA on property located at 120 Stafford Road, APN 148-021-0000.

TABLED TO THE FEBRUARY 27, 2006 MEETING.

2. Approval of December 19, 2005 Meeting Minutes

MOVED (STROM), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO APPROVE WITH CORRECTIONS TO ITEMS 1 & 2 TO CHANGE THE VOTE FOR DENIAL FROM ZAHNER TO B. HOFFMAN THE DECEMBER 19, 2005 MEETING MINUTES.

3. Correspondence:

- a. Memo to the BOS from Reanna Goodreau, dated 12/21/05 (Yanaros Subdivision Open Space)
- b. Letter from the Town of Somers, dated 1/5/06 (Amendment to Somers Zoning Regulations)
- c. Connecticut Town & City, December 2005

SO NOTED.

VII. ADJOURNMENT:

**MOVED (PRICHARD), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO
ADJOURN THE MEETING AT 9:00 PM.**

Respectfully Submitted,

Kristin Michaud
Recording Secretary